

FREDERICK COUNTY PLANNING COMMISSION
Minutes of Meeting for
August 14, 2019

See video for further meeting details: <http://frederickcountymd.gov/5956/Video-Archives>

Members Present: Bob White, Chair; Carole Sepe, Vice-Chair; Sharon Suarez, Secretary; Sam Tressler; Craig Hicks; Terry Bowie; Joel Rensberger

Staff Present: Mike Wilkins, Development Review Director; Kathy Mitchell, Assistant County Attorney; Jerry Muir, Principal Planner; Ashley Moore, Principal Planner; Graham Hubbard, Principal Planner; and Pattie Wolfgang, Administrative Specialist

The meeting was called to order at 9:30 am

1. PLEDGE OF ALLEGIANCE

2. MINUTES TO APPROVE

July 10, 2019 – Mr. Hicks moved to approve said minutes as written. Ms. Suarez 2nd.

| VOTE | 4-0-1-2 |
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| FOR: | 4 – Hicks, Suarez, White, Tressler, |
| AGAINST: | 0 |
| ABSTAIN: | 1 - Bowie |
| ABSENT: | 2 – Rensberger, Sepe |

3. PLANNING COMMISSION COMMENTS

None

4. AGENCY COMMENTS / AGENDA BRIEFING

Mr. Wilkins briefed the Commission on the upcoming September meeting. Also on the agenda will be the annual election of officers of the Planning Commission.

5. PRELIMINARY PLAN

Ballenger Run PUD - The Applicant is requesting Preliminary Plat approval to subdivide 36 age-restricted townhouse lots on 5.97-acres in Land Bay D, Ballenger Run PUD. Located on the Northeast corner of Ballenger Run Blvd. and Ballenger Creek Pike. Tax Map: 86, Parcel: 274; Zoned: Planned Unit Development (PUD); Planning Region: Frederick S1143 (A/P#19516)

Staff Presentation:

Jerry Muir

Applicant Presentation:

Bruce Dean, Esq., Linowes and Blocher, on behalf of the Applicant; Steve Oder, Cavalier Development Consultants; Jody Walker, Harris, Smariga & Associates

Public Comment:

None

Decision: Mr. Hicks made a motion to approve the Preliminary Plan with modifications and conditions as listed in the staff report. Mr. Tressler 2nd.

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| <u>VOTE</u> | 6-0-0-1 |
| FOR: | 6 - Hicks, Tressler, White, Suarez, Bowie, Rensberger |
| AGAINST: | 0 |
| ABSTAIN: | 0 |
| RECUSED: | 1 - Sepe |

6. SITE PLAN

a) Ballenger Run PUD - The Applicant is requesting Site Plan approval to construct 36 age-restricted townhouse in Land Bay D, Ballenger PUD. Located on the Northeast corner of Ballenger Run Blvd. and Ballenger Creek Pike. Tax Map: 86, Parcel: 274; Zoned: Planned Unit Development (PUD); Planning Region: Frederick SP-14-08 (A/P#19519 APFO#19520)

Staff Presentation:

Jerry Muir

Applicant Presentation:

Bruce Dean, Esq., Linowes and Blocher, on behalf of the Applicant; Steve Oder, Cavalier Development Consultants; Jody Walker, Harris, Smariga & Associates

Public Comment:

None

Decision: Mr. Tressler made a motion to approve the Site Plan with the conditions as listed in the staff report. Ms. Suarez 2nd.

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| <u>VOTE</u> | 6-0-0-1 |
| FOR: | 6 – Tressler, Suarez, White, Hicks, Bowie, Rensberger |
| AGAINST: | 0 |
| ABSTAIN: | 0 |
| RECUSED: | 1 - Sepe |

b) Oak Orchard Bed and Breakfast - The Applicant is requesting Site Plan approval to establish a bed and breakfast use in an existing home. Located at 15002 Oak Orchard Road. Tax Map: 52, Parcel 54; Zoned: Agricultural (A); Planning Region: Walkersville SP-19-05 (A/P#19473 APFO#19470, FRO#19475)

Staff Presentation:

Jerry Muir

Applicant Presentation:

Bill Brennan, B&R Design Group, on behalf of the Applicant, Krista Tretick

Public Comment:

None

Decision: Mr. Rensberger made a motion to approve the Site Development Plan with conditions as listed in the staff report. Mr. Hicks 2nd.

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| <u>VOTE</u> | <u>7-0-0-0</u> |
| FOR: | 7 – Rensberger, Hicks, White, Sepe, Suarez, Tressler, Bowie |
| AGAINST: | 0 |
| ABSTAIN: | 0 |
| ABSENT: | 0 |

c) Jackson Chapel United Methodist Church - The Applicant is requesting Site Plan approval to construct an 11,495 s.f. addition to an existing church on a 6.00-acre site. Located at 5609 Ballenger Creek Pike, across from Hannover Drive. Tax Map: 77 Parcel: 266; Zoned: Middle Density Residential (R5); Planning Region: Frederick SP-85-07 (A/P#19465, APFO#19466 FRO#19467)

Staff Presentation:

Ashley Moore

Applicant Presentation:

Lee Miller, Terra Solutions Engineering, LLC; Pastor Rex Bowens, Terry Ellis, Rob Bowins, Jackson Chapel United Methodist Church; Applicant

Public Comment:

None

Decision: Mr. Hicks made a motion to approve the Site Development Plan, including APFO approval, with conditions as listed in the staff report. Mr. Bowie 2nd.

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| <u>VOTE</u> | <u>7-0-0-0</u> |
| FOR: | 7 – Hicks, Bowie, White, Sepe, Suarez, Tressler, Rensberger |
| AGAINST: | 0 |
| ABSTAIN: | 0 |
| ABSENT: | 0 |

d) Stanford Industrial Park, Section 2, Lots 25 & 26 - The Applicant is requesting Site Plan approval for a 104,500 s.f., one-story building consisting of 91,960 s.f. of warehouse with 12,540 s.f. of office space, on an 11.44-acre site. Located on the east side of Winchester Blvd., north of Cornell Place. Tax Map: 94, Parcel: 89; Zoned: Limited Industrial (LI); Planning Region: Adamstown SP-00-12 (A/P#19508, APFO#19509 FRO#19623)

Staff Presentation:

Graham Hubbard

Applicant Presentation:

Fran Zeller, Harris, Smariga & Associates, Inc.; Seamus Fitzgerald, Stanford Limited Partnership

Public Comment:

None

Decision: Mr. Rensberger made a motion to approve the Site Plan with conditions as listed in the staff report, including a granted modification for light spillage, noted on page two of the site plan. Mr. Tressler 2nd.

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|-------------|-------------------------------------------------------------|
| <u>VOTE</u> | 7-0-0-0 |
| FOR: | 7 – Rensberger, Tressler, White, Sepe, Suarez, Hicks, Bowie |
| AGAINST: | 0 |
| ABSTAIN: | 0 |
| ABSENT: | 0 |

At this time, Ms. Sepe recused herself from hearing the last item and left the meeting.

e) Woodlands at Urbana Community Clubhouse and Pool - The Applicant is requesting Site Plan approval to construct a community clubhouse and pool on a 4.07-acre site. Located on the west side of MD 355, and south of Urbana Parkway. At the proposed intersection of Ivy Meadow Drive and Herb Garden Drive. Tax Map: 96, Parcel: 162; Zoned: MXD; Planning Region: Urbana
SP-17-11 (A/P#19456, APFO#19457 FRO#19458)

Staff Presentation:

Graham Hubbard

Applicant Presentation:

Applicant Presentation:
Mike Natelli, Natelli Communities; Kraig Walsleben, Rodgers Consulting; Urbana Corporate Center, LLC

Public Comment:

None

Decision: Mr. Tressler made a motion to approve the Site Plan with conditions and modifications as listed in the staff report. Ms. Suarez 2nd.

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|-----------------|-------------------------------------------------------|
| VOTE | 6-0-0-1 |
| FOR: | 6 – Tressler, Suarez, White, Hicks, Bowie, Rensberger |
| AGAINST: | 0 |
| ABSTAIN: | 0 |
| RECUSED: | 1 - Sepe |

Meeting adjourned at 12:10 pm
Respectfully Submitted,

Sharon K. Suarez 9/11/2014
Bob White, Chair Date
Sharon K. Suarez, Vice-Chair